

TRANSFER  
TAX  
PAIDQUITCLAIM DEED WITHOUT COVENANT  
012934

KNOW ALL PERSONS BY THESE PRESENTS, THAT PEOPLES HERITAGE SAVINGS BANK, a Maine banking corporation with a principal place of business at One Portland Square, P.O. Box 9540, Portland, Maine 04112-9540, as foreclosing mortgagee by virtue of and pursuant to a Judgment of Foreclosure and Sale entered by the Kennebec County Superior Court on December 21, 1999, in the civil action entitled Peoples Heritage Savings Bank v. Claudia L. Dionne, et al., Docket No. RE-99-54 for the foreclosure of a certain mortgage given by Claudia L. Dionne to Peoples Heritage Savings Bank dated August 31, 1994, and recorded in the Kennebec County Registry of Deeds, Book 4762, Page 127, for consideration paid, does hereby remise, release and forever quitclaim unto **ELIZABETH BEAUCHESNE**, an individual, with a mailing address of 17 Sunset Terrace, Waterville, Maine 04901, all right, title and interest in and to certain real property located in the City of Waterville, County of Kennebec and State of Maine, being more particularly described on Exhibit A, attached hereto and made a part hereof.

42-108

IN WITNESS WHEREOF, the said Peoples Heritage Savings Bank, as foreclosing mortgagee by virtue of the Judgment of Foreclosure and Sale, as aforesaid, has caused this instrument to be executed in its name and on its behalf by First Massachusetts Bank, as agent, thereunto duly authorized this 25 day of May, 2000.

WITNESS

PEOPLES HERITAGE SAVINGS BANK  
by FIRST MASSACHUSETTS BANK, as  
Agent

By:

Its:

[Signature]  
Mortgage Collections Manager

Print name: Christopher M. Droznick

STATE OF MAINE  
COUNTY OF Androscoggin ss.

May 20, 2000

Then personally appeared the above-named Christopher M. Droznick, Mortgage Collections Manager of First Massachusetts Bank, as Agent for Peoples Heritage Savings Bank, and acknowledged the foregoing to be his/her free act and deed in his said capacity and the free act and deed of said Peoples Heritage Savings Bank.

Before me,

[Signature]  
Notary Public/Attorney at Law

BOBENE JO MARCOUX

Notary Public, Maine

Print Name My Commission Expires March 2, 2006

28553



First Title of ME.  
465 Congress St  
Portland ME 04101

BK 6223 PG 217

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EXHIBIT A

the land in Waterville, Kennebec  
County, State of Maine,

as described in a deed to the herein grantor and recorded in the Kennebec County Registry of Deeds in Book 3422, Page 45, being further bounded and described as follows:

\*Certain lots or parcels of land situated in said Waterville and being Lots No. 52 and 53 on Plan of Rosemar Park as amended, made for L.N. Violette Co., Inc. April 1951, recorded in the Kennebec County Registry of Deeds to which plan reference is hereby made for a more particular description, and being a part of the same premises conveyed to Lorraine V. McAleer and Louis N. Violette as Trustees under Deed of Trust from Robert J. Violette, et als, dated December 26, 1957, recorded in said Registry of Deeds in Book 1102, Page 256. This conveyance is made upon the express conditions an subject to the following restrictions:

1. That no building or any part of a building, including porches, shall ever be erected or allowed to stand upon said lot within twenty-five (25) feet of Violette Avenue, or within five (5) feet of either the east or west boundary lines;
2. That no residences for more than two families will be built thereon;
3. That no trade or business will be carried on thereon;
4. That the lot will not be used for the storage of any new or secondhand goods, automobiles, machines, junk or salvage material of any kind;
5. That no separate garage shall be build thereon larger than twenty (20) feet by twenty (20) feet, two car and that the front of said garage shall not be nearer to Violette Avenue than thirty-five feet;
6. That no building house costing less than six thousand (\$6,000 00) dollars shall be built thereon.\*

RECEIVED KENNEBEC SS.

2000 JUN 12 AM 11:00

ATTEST: *Louise Reed Mann*  
REGISTER OF DEEDS